



Talty Industrial Center

6562 Michael Talty Ave, Terrell, TX 75160

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Talty Industrial Center

\$10.25 - \$12.60 /SF/YR

Talty Industrial Center is a modern, new-construction industrial business park offering a wide range of flexible warehouse suites for lease in Terrell, TX, just south of Interstate 20. The park is ideally positioned outside of city limits of Forney, Tx 75126, providing tenants with operational flexibility, ease of access, and a cost-effective industrial environment. The park is ideally located less than 30 minutes from Dallas, Tx in Kaufman County.

Strategically positioned along FM 148 in Talty, Texas, this site offers excellent access to major transportation corridors serving the eastern DFW industrial market. The property is located just minutes from...

- New construction industrial warehouses for lease
- Suite sizes from 1,000 SF to 6,000 SF
- Spaces can be combined for larger users
- Direct lease opportunities
- Rent from \$10.25 – \$12.60/SF (Negotiable)
- Outside Forney city limits 75126 – operational flexibility



Rental Rate: \$10.25 - \$12.60 /SF/YR

Total Space Available: 63,500 SF

Max. Contiguous: 6,000 SF

Property Type: [object Object]

Center Type: [object Object]

Gross Leasable Area: 120,000 SF

Rental Rate Mo: \$0.85 /SF/MO

1st Floor Ste 10A

1	Space Available	3,000 SF
	Rental Rate	\$10.25 /SF/YR
	Date Available	January 17, 2026
	Service Type	Negotiable
	Space Type	Relet
	Space Use	Industrial
	Lease Term	Negotiable

Ste 11A

2	Space Available	3,000 SF
	Rental Rate	\$10.25 /SF/YR
	Date Available	January 17, 2026
	Service Type	Negotiable
	Space Type	Relet
	Space Use	Industrial
	Lease Term	Negotiable

Ste 13A

3	Space Available	1,500 SF
	Rental Rate	\$12.60 /SF/YR
	Date Available	January 24, 2026
	Service Type	Negotiable
	Space Type	Relet
	Space Use	Industrial
	Lease Term	Negotiable

Ste 13B

4	Space Available	1,500 SF
	Rental Rate	\$12.60 /SF/YR
	Date Available	January 24, 2026
	Service Type	Negotiable
	Space Type	Relet
	Space Use	Industrial
	Lease Term	Negotiable

Ste 13C

5	Space Available	1,500 SF
	Rental Rate	\$12.60 /SF/YR
	Date Available	January 24, 2026
	Service Type	Negotiable
	Space Type	Relet
	Space Use	Industrial
	Lease Term	Negotiable

Ste 13D

6	Space Available	1,500 SF
	Rental Rate	\$12.60 /SF/YR
	Date Available	January 24, 2026
	Service Type	Negotiable
	Space Type	Relet
	Space Use	Industrial
	Lease Term	Negotiable

Ste 14

7	Space Available	6,000 SF
	Rental Rate	\$10.25 /SF/YR
	Date Available	January 17, 2026
	Service Type	Negotiable
	Space Type	Relet
	Space Use	Industrial
	Lease Term	Negotiable

Ste 15A

8	Space Available	1,000 SF
	Rental Rate	\$12.60 /SF/YR
	Date Available	January 17, 2026
	Service Type	Negotiable
	Space Type	Relet
	Space Use	Industrial
	Lease Term	Negotiable

Ste 15B**9**

Space Available	1,000 SF
Rental Rate	\$12.60 /SF/YR
Date Available	January 17, 2026
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Ste 15C**10**

Space Available	1,000 SF
Rental Rate	\$12.60 /SF/YR
Date Available	January 17, 2026
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Ste 15D**11**

Space Available	1,000 SF
Rental Rate	\$12.60 /SF/YR
Date Available	January 17, 2026
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Ste 15E**12**

Space Available	1,000 SF
Rental Rate	\$12.60 /SF/YR
Date Available	January 17, 2026
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Ste 16A

Space Available	3,000 SF
Rental Rate	\$10.25 /SF/YR
Date Available	January 24, 2026
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

13**Ste 16B**

Space Available	3,000 SF
Rental Rate	\$10.25 /SF/YR
Date Available	January 24, 2026
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

14**Ste 17**

Space Available	6,000 SF
Rental Rate	\$10.25 /SF/YR
Date Available	January 17, 2026
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

15**Ste 19A**

Space Available	3,000 SF
Rental Rate	\$10.25 /SF/YR
Date Available	January 17, 2026
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

16

17

Ste 19B

Space Available	3,000 SF
Rental Rate	\$10.25 /SF/YR
Date Available	January 17, 2026
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

18

Ste 20

Space Available	6,000 SF
Rental Rate	\$10.25 /SF/YR
Date Available	January 17, 2026
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

19

Ste 6A

Space Available	3,000 SF
Rental Rate	\$10.25 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

20

Ste 6B

Space Available	3,000 SF
Rental Rate	\$10.25 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

21

Ste 7B

Space Available	3,000 SF
Rental Rate	\$10.25 /SF/YR
Date Available	January 17, 2026
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

22

Ste 8A

Space Available	3,000 SF
Rental Rate	\$10.25 /SF/YR
Date Available	January 17, 2026
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

23

Ste 9A

Space Available	1,500 SF
Rental Rate	\$12.60 /SF/YR
Date Available	January 17, 2026
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

24

Ste 9B

Space Available	3,000 SF
Rental Rate	\$10.25 /SF/YR
Date Available	January 17, 2026
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable



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Strategically positioned along FM 148 in Talty, Texas, this site offers excellent access to major transportation corridors serving the eastern DFW industrial market. The property is located just minutes from Interstate 20, providing direct routes to Dallas, Forney, Terrell, and the broader North Texas region. Its proximity to Highway 80, Highway 205, and FM 741 allows for efficient logistics, workforce accessibility, and strong connectivity to both I-635 and I-30.

Available spaces range from 1,000 SF to 6,000 SF, with the ability to accommodate both small and growing industrial users. Suites can be leased individually or combined to meet larger space requirements. Rental rates range from \$10.25 to \$12.60/SF (NNN, negotiable) depending on unit size and configuration.

Each suite features an open floor plan, one private restroom, and grade-level loading doors, with door sizes varying by square footage. The layout and design make the property well-suited for warehouse, distribution, light manufacturing, contractor storage, and service-based industrial users.

The park includes multiple buildings located along Michael Talty Avenue and Ragsdale Street, offering excellent circulation, ample parking, and efficient access for trucks and deliveries. Its proximity to I-20 ensures convenient connectivity to the broader Dallas-Fort Worth Metroplex for both employees and clients.

With a wide variety of suite sizes, new construction quality, and a strategic location, Talty Industrial Center is an ideal solution for tenants seeking scalable industrial space in a growing East Texas market.

Property Photos



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DSC06768-HDR

Property Photos



DSC06773-HDR-Edit



DSC06778-HDR

Property Photos



DSC06783-HDR



DSC06788-HDR

Property Photos



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Property Photos

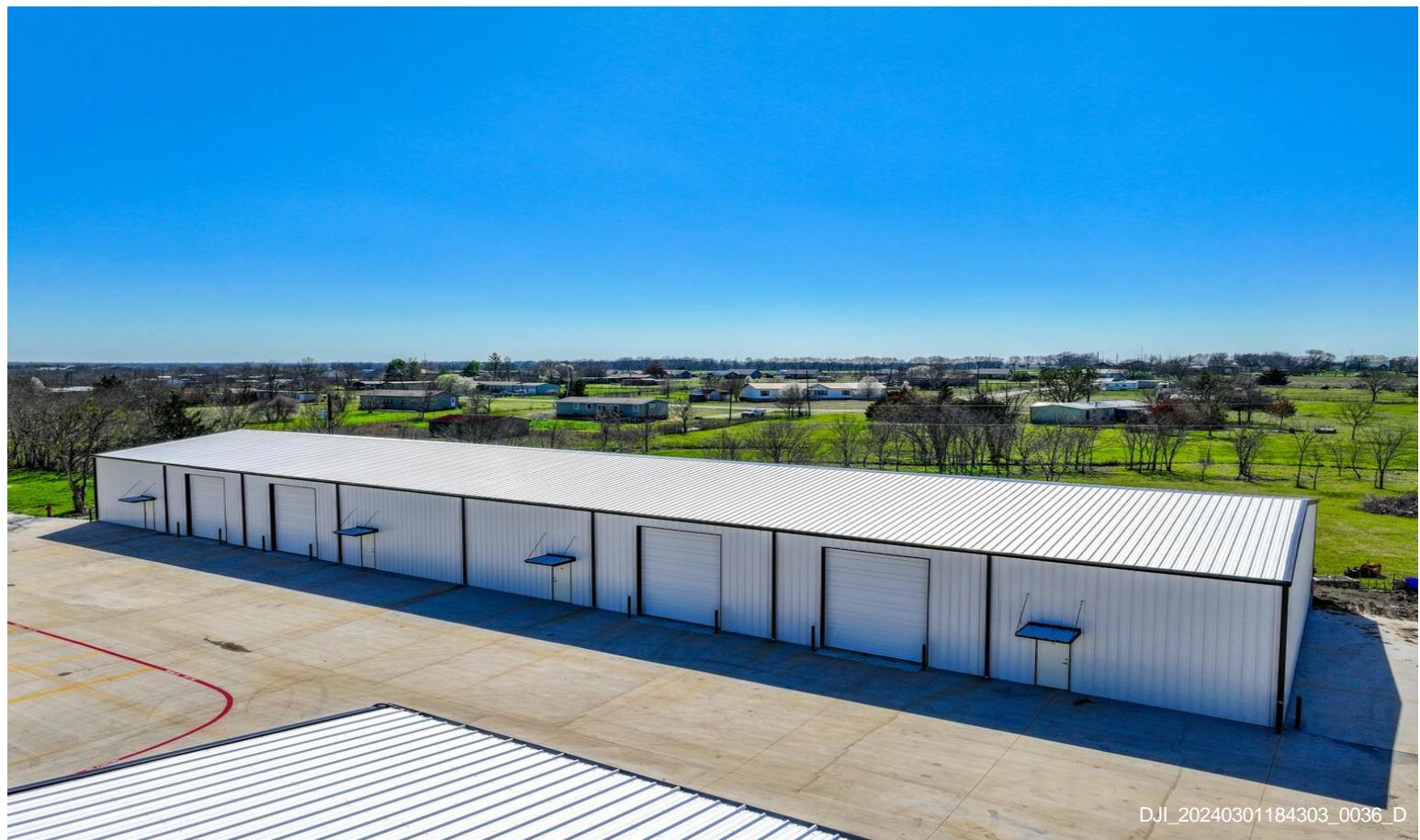


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DJI_20240301183547_0021_D

Property Photos



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